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SUBDIVISION REVIEW BOARD

January 9, 2006

Minutes of the Regular Meeting of the County Subdivision Review Board held in the San Luis Obispo County Board of Supervisors Chambers, San Luis Obispo, California, at 9:00 a.m.

PRESENT: MEMBERS: Aeron Arlin-Genet (Air Pollution Control), Laurie Salo (Environmental Health), Richard Marshall (Public Works), John Nall (Environmental Coordinator), Chairman John Euphrat (Planning and Building)

ABSENT:

STAFF

PRESENT: Kami Griffin, Planner, Long Range
Elizabeth Kavanaugh, Planner, Current Planning
Stephanie Fuhs, Planner, Current Planning
Michael Conger, Planner, Current Planning

OTHERS

PRESENT: Jim Orton, Deputy County Counsel

The meeting is called to order by Chairman Euphrat.

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of January 9, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

1. CONSENT

Consent Agenda is presented for approval. **Thereafter, on motion of Mr. Marshall, seconded by Ms. Salo, and unanimously carried, the consent agenda is approved as noted below:**

- a. Minutes of July 18, 2005 and August 1, 2005.

HEARING

2. Continued hearing to consider a request by **Eugene H. Barre Jr.** for Tentative Parcel Map (CO 05-0016) to subdivide an existing 5.44-acre parcel into three parcels of approximately 1.57, 1.77, 1.75 acres each for the purpose of sale and/or development and designate the project site as a TDC Receiver Site. The proposed project is within the Residential Suburban land use category and is located at 14250 San Antonio Road, on the southwestern side of San Antonio Road, approximately 1,500 feet southeast of Santa Margarita Road, southeast of the City of Atascadero, in the Salinas River planning area. Also to be considered at the hearing will be approval of the Negative Declaration prepared for the item, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., Mitigation measures are proposed to address biological resources. Comments will be accepted up until completion of the public hearing(s). **County File No.: SUB2004-00346.** Assessor Parcel Number: 059-141-053. Supervisorial District: 5. Date Accepted: June 3, 2005.

Elizabeth Kavanaugh: Project Manager gives staff report and history of the item and shows overhead of the project. Staff recommends approval.

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Mr. Marshall: asks if parcels less than 2.5 acres could apply for TDC's program with Ms. Kavanaugh responding.

Chairman Euphrat: states he was not at the meeting regarding this project but looked at minutes and can hear this item.

Pam Jardini: agent, gives overview of the project. Agrees to no guesthouse. There will be no net increase in density. Discusses concerns regarding water, septic and transportation. Shows overhead of the site. Discusses TDC program. States the applicant will plant 10 oaks trees on each additional parcel. Discuss changes they want made to Condition 3 regarding offer of dedication.

Robert Lewin: CDF, states the project must meet CDF standards before approval.

Kathryn Sweet: comments on TDC's. Discusses size of the proposed parcels and states she is opposed.

Tina Salter: opposed to this project because of the proposed size of the parcels. If the applicant would split this into two parcel, the TDC's program would not be needed.

Eric Greening: discusses the TDC program. He would appreciate a month continuance to gather information regarding the length of Pasadena Road.

Della Barrett: reads statement from Miss Cheryl Scott who owns the property next to the project is opposed to the project.

Fred O'Toole: discusses issues regarding drainage, police protection, and traffic.

Ms. Salo: has questions regarding drainage and the swale with Mr. O'Toole responding.

Dolores Simons; states she is against this project. Has a concern with the drainage problem.

Pam Jardini: level land and not sensitive parcel. This parcel has slopes less than 7%. Has certified engineer stating you can have septic tanks in the area. Police protection you cut the cost because it would bring growth closer to town. With the growth, the roads are being improved.

Mr. Marshall: suggest they add a condition regarding the planting of oak trees.

Ms. Arlin-Genet: growth should be within the urban reserve line. She does not like the size of the proposed parcels. This project would create more vehicle trips, which would create pollution.

Ms. Salo: understands concerns of neighbors from this area. Has concerns regarding swale on the property. Discusses impacts to the area because of the lot size.

Chairman Euphat: discusses the size of the parcels. Is not in favor of the project.

Mr. Marshall: comments on the TDC program and states when you apply for TDC's it is to request smaller parcels.

Mr. Nall: states in South Atascadero the planning area standard is set at 2 1/2 acres.

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Mr. Marshall: discusses continuing the project to have answers to questions regarding status of Offer of Dedication on Pasadena, turn around needed or connection through or status of road length.

Matter is fully discussed, and thereafter, on motion of Ms. Arlin-Genet, for a tentative motion to deny the adoption of the Negative Declaration and disapprove Vesting Tentative Parcel Map CO 05-0016. Motion dies due to a second.

Members: discusses findings for denial, which include size of parcel, septic, traffic, air quality impact, and neighborhood compatibility issue.

Kami Griffin: Planning Staff, discusses the findings on page 1-5 and 1-6 are the findings that would need to be made for denial. Staff would need direction to come back with denial.

Mr. Euphrat: discusses changes to use for the denial such as proposed parcels being smaller than the surrounding parcels in the area making the proposed parcels inconsistent with the pattern of the development of the area.

Matter is fully discussed, and thereafter, tentative motion of Ms. Arlin-Genet, and seconded by Mr. Nall, with Mr. Marshall voting no, to deny Tentative Parcel Map CO 05-0016, with staff to come back March 6, 2006 with Findings to deny project.

2. Continued hearing to consider a request by **KEN LERNO** for a Tentative Parcel Map to subdivide an existing 5.94-acre parcel into two parcels of approximately 3.4 and 2.5 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on the northwest corner of Ross Drive and Grace Drive, approximately 1,000 feet north of Highway 46, in the village of Whitley Gardens, east of the City of Paso Robles in the Shandon/Carrizo planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the project pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biology and water. **County File No. SUB2003-00095** APN: 019-221-044. Supervisorial District: 1. Date Accepted: October 8, 2004.

Elizabeth Kavanaugh: Planning Staff, states they are still waiting for report from the Green river Water Company and Environmental Health.

Jamie Kirk: agent, have received will-serve letter from Green River Water Company. States they would like the issue resolved sooner and set the continue date to the March hearing.

James Caruso: Planning Staff, request the item be continued to April to allow staff time to review project.

Matter is fully discussed, and thereafter, on motion of Ms. Salo, seconded by Ms. Arlin-Genet, and unanimously carried, this board continues the above item to April 3, 2006.

3. Hearing to consider request by **BRETT BUTTERFIELD** for a parcel map to subdivide an existing 10.10 acre parcel into one 5.0 acre parcel and one 5.10 acre parcel for the purpose of sale and/or development. The project will result in road improvement related disturbance of approximately 39,000 square feet. The proposed project is within the Commercial Service land use category and is located at 81 Wellsona Road, on the southwest corner of the intersection of Wellsona Road and Highway 101, 5 miles north of the City of Paso Robles. The site is in the Salinas River planning area. Also to be considered at the hearing will be

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approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 14, 2005 for this project. Mitigation measures are proposed to address Biological, Transportation/ Circulation and water and are included as conditions of approval. **County File No SUB2004-00288** Assessor Parcel Number: 026-104-020 Supervisorial District: 1 Date Accepted: August 1, 2005

Elizabeth Kavanaugh: Planning Staff, discusses project and shows overhead of the project. Staff recommends approval.

Ms. Arlin-Genet: asks if there is a truck count for this project, with Elizabeth Kavanaugh responding.

Robert Lewin: CDF, add to Condition 14 the requirement to require a community water system which meets the minimum requirement of the California Fire Code

Mr. Butterfield: applicant, states there was a traffic count two years ago and the count was 1600, with 2400 being the maximum. They will be cleaning the area up. He discusses water requirements with Ms. Salo responding.

Matter is fully discussed, and thereafter, on motion of Mr. Marshall, seconded by Mr. Nall, and unanimously carried, to approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Code Section 21000 et seq and granting a Vesting Tentative Parcel Map CO 04-0624 to Brett Butterfield, based on the Findings listed in Exhibit A and the Conditions listed in Exhibit B with Condition 14 to read: "The applicant shall comply with fire safety requirements of fire safety letter dated April 11, 2005, prior to filing the final parcel map."

4. Hearing to consider a request by **MEMORY PRICHARD** for a Tentative Parcel Map (CO 04-0545) and Conditional Use Permit to convert an existing duplex apartment with attached garages on a 6,000 square-foot parcel into two-unit planned development to be sold. The project consists of a subdivision into three parcels (Parcels 1 and 2 are developed with residences and will be 1,375 and 1,350 square feet each. Parcel 3 is a 3,275 square foot common area parcel). The proposed project is within the Residential Multi Family land use category and is located at 308 Crocker Street, approximately 80 feet west of the corner of Crocker Street and Third Street in the community of Templeton. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item, a class one categorical exception. **County File Number: SUB2004-00395** Assessor Parcel Number: 041-114-015 Supervisorial District: 1 Acceptance date: July 22, 2005

Elizabeth Kavanaugh: Planning Staff, presents item and shows overhead of the area. Staff recommends approval of project.

Jim Orton: County Counsel: states there should be a change to condition 3 replacing "CDF/County Fire" with "Templeton Fire Department" in Condition 3 in Exhibit B.

Memory Pritchard: states she is here to answer questions

Mr. Marshall: asks question regarding the guest parking with Ms. Kavanaugh responding

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Matter is fully discussed, and thereafter, on motion of Ms. Salo, seconded by Ms. Arlin-Genet, and unanimously carried, to grant a Tentative Parcel Map CO 04-0624 to Ms. Prichard based on the Findings listed in Exhibit A and the Conditions listed in Exhibit B, with Condition 3 amended to read: "Prior to filing the parcel map, the applicant shall obtain final inspection and approval from Templeton Community Fire Department for all required fire/life safety measures in accordance with the Templeton Fire Department approved fire safety plan establishing fire safety requirements, December 16, 2005", and granting a Condition Use Permit based on the Findings listed in Exhibit C and the Conditions listed in Exhibit D.

5. Hearing to consider a request by **Thomas Girard** for a Vesting Tentative Parcel Map (CO 04-0502) to subdivide an existing 41,356 square foot parcel into three parcels of 7,280 square feet, 8,322 square feet and 25,827 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Grell Lane. The proposed project is within the Residential Single Family land use category and is located on the south side of Grell Lane, approximately 1/4 mile east of Elm Street, in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 3, 2005 for this project. Mitigation measures are proposed to address Cultural Resources, Hazards and Hazardous Materials, Public Services and Utilities, Recreation and Transportation and are included as conditions of approval. **County File No: SUB2004-00176** Assessor Parcel Number: 062-303-014, 015 Supervisorial District 4. Date Accepted: July 22, 2005.

Stephanie Fuhs, Planning Staff, presents staff report and shows overhead of the project. Discusses an agreement between the previous owner and neighbor that only one home can be built, but does not show on the title report.

Tom Girard: thanks Ms. Fuhs for a great job. He reads agreement made with prior owners of property.

Mathew Guerrero: discusses the agreement and states he and the neighbors do not want the road widened.

Jeff Pineck: supports the project if the restriction agreement is maintained. Wants the street to remain as is.

Dan Neil: wants the road kept as is.

Cynthia Valenzuela: concerns with splitting of lot if only one house can be built because of the agreement.

Jim Orton: County Counsel, has reviewed agreement, and states this is a civil matter between the two parties. He states the board should focus on the County requirements. Allow staff time to check lot the line adjustment and find recorded agreement.

Mr. Nall: if this is a private agreement, how does that effect the board with a three way split when only one additional house is allowed.

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James Caruso: Planning Staff, staff will research the parcel map that created this project site, tentative Tract Map 1394 across the street, and the two parcels subject to a lot line adjustment to locate the restriction. Also request applicant to obtain an updated title report.

Matter is fully discussed, and thereafter, on motion of Mr. Nall, seconded by Mr. Marshall, and unanimously carried, this board continues the above item to March 6, 2006 to allow staff time to research the restriction agreement and allow the applicant to obtain an updated title report.

6. Hearing to consider a request by **John and Gail Davis** for one Conditional Certificate of Compliance (C 05-0099) for Assessors Parcel Number 048,151,024, an approximate 36.20 acre parcel. The proposed project is within the Rural Lands land use category and is located on the north side of Temettate Drive, (at 8850 Temettate Drive), approximately 1 1/2 miles west of Suey Creek Road and 4 miles northeast of Highway 101, approximately 4 miles northeast of the community of Nipomo, in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 3, 2005 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, and Public Services and Utilities and are included as conditions of approval. **County File No. SUB2004-00301** Assessors Parcel Number: 048,151,024 Supervisorial District 4, Date accepted: September 6, 2005.

Stephanie Fuhs: Planning Staff, presents staff report and shows overhead. Recommends approval. Discusses addition of Condition 6.

John Davis: Discusses road issues.

Matter is fully discussed, and thereafter, on motion of Mr. Marshall, seconded by Mr. Nall, and unanimously carried, to approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Code Section 21000 et seq and to grant one (1) Conditional Certificate of Compliance C05-0099 to John and Gail Davis, based on the Findings listed in Exhibit A and the Conditions listed in Exhibit B with Condition 6 added to read: Prior to issuance of construction permits, the applicant shall obtain a fire safety plan which includes conditions outlined in the CDF letter dated June 5, 2005 and Condition 7 added to read: The applicant offer for dedication to the public by certificate on the map or by separate document: a) For future road improvement, 50 feet along Temettate Drive fronting the parcel.

7. Hearing to consider a request **BY MARK AND JULIE CHANDLER** for a Tentative Parcel Map (CO 05-0192) and Conditional Use Permit to convert an existing duplex with detached garages on a 6,702 square-foot parcel into two-unit airspace condominium development. The development will have a common area of 6,702 square feet, and two airspace units of 1,463 and 1,496 square feet each including garages. The proposed project is within the Residential Multi Family land use category and is located at 74 and 76 Brewer Street, approximately 500 feet south of Gibson Road in the community of Templeton. The site is in the Salinas River planning area. This project is exempt under CEQA. **County File No: SUB2005-00029.** Assessor Parcel Number: 041-091-038 Supervisorial District: 1 Date Accepted: November 9, 2005.

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Michael Conger: Planning Staff, presents staff report and shows overhead of the project. Discusses letters from Environmental Health and the Templeton Area Advisory Group minutes from 8/18 hearing.

Jim Orton: County Counsel, asks if improvements have already been done with staff responding.

Mark Chandler: request condition 7 amended in Exhibit D to require two street trees instead of four.

Matter is fully discussed, and thereafter, on motion of Mr. Nall, seconded by Ms. Arlin-Genet, and unanimously carried, to grant a Tentative Parcel Map CO 05-0192 to Mark and Jolie Chandler based on the Findings listed in Exhibit A and the Conditions listed in Exhibit B, and to grant a Condition Use Permit based on the Findings listed in Exhibit C and the Conditions listed in Exhibit D with the Condition 7 amended to read: "The applicant shall provide two additional street trees, to be installed between the back of the curb and the existing structures. Trees shall be of a native and/or drought tolerant species, and shall be grouped where feasible" and Condition 8 amended to read: "All approved landscaping shall be installed or bonded for prior to filing of the final parcel map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 90 days of filing of the final parcel map".

8. Hearing to consider a request by **FRANK & CORA HILTON** for a Tentative Parcel Map (CO 03-0264) to subdivide an existing 10.07 acre parcel into two parcels of 5.037 acres each for the purpose of sale and/or development. The proposed project is within the Residential Rural land use category and is located at 2082 Heidi Place (north side), approximately 800 feet northwest of Zenon Way. The project site is located approximately one-half mile west of the village of Los Berros in the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 13, 2005 for this project. Mitigation measures are proposed to address biological resources, cultural resources, wastewater, and water, and are included as conditions of approval. **County File No: S030032P.** Assessor Parcel Number: 075-241-029. Supervisorial District: 4. Date Accepted: June 10, 2005

Michael Conger: Planning Staff, presents staff report and show overhead of project. Recommends approval

Jim Orton: has questions regarding easement A and B shown on Exhibit C of the Mitigated Negative Declaration with MC responding

Julie Hilton: states they did not request an open space agreement and would like it removed.

Ms. Salo: has question regarding well on the parcel with Ms. Hilton responding they will share a well with an existing parcel.

Ms. Salo: domestic treatment notification for the shared well will need to be recorded with the map.

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Ms. Arlin-Genet: states she will not support this project because it is inconsistent with the and use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines.

Ms. Salo: discusses a new condition regarding recording the domestic treatment notification with the map.

Matter is fully discussed, and thereafter, on motion of Mr. Marshall, seconded by Ms. Salo, and carried, with Ms. Arlin-Genet to approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Code Section 21000 et seq and to grant a Tentative Parcel Map CO 03-0264 to Frank and Cora Hilton, based on the findings listed in Exhibit A and the Conditions listed in Exhibit B with Condition 21 added to read: "Prior to the recordation of the parcel map, the applicant shall record a Domestic Treatment Notification indicating that treatment will be required prior to the occupancy of any new dwelling units."

9. Hearing to consider a proposal by **RICHARD GODKIN** for a Tentative Parcel Map (CO 04-0519) and Conditional Use Permit to allow for the subdivision of a 0.25-acre parcel into four parcels and construction of four residences as a planned development. The proposed residential parcels are approximately 2,600 square feet each. The proposed residences would be two-story, include an attached garage, include approximately 1,242 square feet of living space each. The proposed project would result in the disturbance of the entire site. The project site is located on the east side of Front Street (State Highway 1) at 1621 Front Street, approximately 100 feet south of Belridge Street, in the community of Oceano, in the San Luis Bay(Inland) Area Plan. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 18, 2005 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Geology, Hazards/Hazardous Materials, Noise, Public Services/Utilities, Recreation, Transportation/Circulation and are included as conditions of approval. **County File Number: SUB2004-00115.** Assessor Parcel Number: 062-271-020. Supervisorial District: 4. Date Accepted: March 3, 2005.

Brian Pedrotti: Planning Staff, presents staff report and shows overhead of project. Recommends approval. Reads added changes to Exhibit D.

Glenn Wensloff: states large improvement for neighborhood.

Ms. Salo: states if it is a pre 1978 home they should test for lead with Mr. Wensloff responding it was built in the 1930's.

James Caruso: Planning Staff, discusses the changes to the conditions to Exhibit D.

Matter is fully discussed, and thereafter, on motion of Mr. Marshall, seconded by Mr. Nall, and unanimously carried, to approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Code Section 21000 et seq and grant a Vesting Tentative Parcel Map CO 04-0519 to Richard Godkin, based on the findings listed in Exhibit A and the Conditions listed in Exhibit B, and to grant a Conditional Use Permit based on Findings in Exhibit C and

Condition in Exhibit D with Condition 1c added to read: *“demolition of the existing structures on the site”, a new Condition 7 added to read: “During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction. a) Reduce the amount of disturbed area where possible. b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible. c) All dirt stockpile areas should be sprayed daily as needed. d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. e) Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used”, amend the header after Condition 7 to read: Conditions to be completed prior to issuance of a construction or grading permit, add a new Condition 9 to read: “Prior to demolition of any existing structures, utilities, or pipelines, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material”, a new Condition 10 added to read: “Prior to issuance of grading permits, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM)”, Condition 11 added to read: “Immediately following removal of the existing residence and vegetation and prior to any grading, a qualified archaeologist shall conduct a supplemental surface (Phase I) survey of these previously unsurveyed portions of the parcel. The archaeologist shall determine if additional testing/mitigation is necessary if significant resources are encountered, such as monitoring during construction and/or analyzing a sample of the resource, etc. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first, the consulting archaeologist shall submit a letter to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met”, Condition 12 added to read: “Prior to issuance of construction permits, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following: a) Flow lines of surface and subsurface waters onto and off the site; b) Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer; c) Building pad, finished floor, and street elevations, existing and proposed; d) Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and*

velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins; e) Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff; f) Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site; g) Proposed flood-proofing measures determined necessary by the County Engineer”, Condition 13 added to read: *“Prior to issuance of construction permits, in order to comply with Oceano Airport operations: a) An aviation easement shall be granted to the County; b) Maximum interior noise levels in structures shall be limited to 45 dB or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise; c) Non-reflective materials shall be used for external surfaces; d) No electronic transmissions that would interfere with aircraft operations; e) No uses that attract birds and create bird strike hazards, f) Permit shall require full compliance with Federal Aviation Regulation part 77, “Objects Affecting Navigable Airspace” including, if required, submittal of FAA Form 7460-1”*, Condition 17 added to read: *“Prior to final inspection, a noise-level assessment shall be conducted to verify acceptable interior noise levels of 45 dB have been met by standard construction methods”*, Condition 21 added to read: *“All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants shall receive full and accurate disclosure concerning the presence and operations of the Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy property or properties”*, Condition 22 added to read: *“In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply: a) Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished”*, and renumbered as necessary.

10. Hearing to consider a proposal by **NIPOMO SELF STORAGE, LLC** for a Parcel Map (CO 04-0581) to subdivide a 4.62-acre parcel into two parcels of 1.78 and 2.84 acres each for the purpose of sale and/or development. The project includes onsite off-site road improvements to Lindon Lane and Camino Caballo, and would result in approximately 1.09 acres of disturbance. The proposed project is within the Commercial Service land use category and is located at the southern terminus of Lindon Lane, approximately 660 feet southwest of the North Frontage Road in the community of Nipomo. The project site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 18, 2005 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Noise, Public Services/Utilities, Transportation/Circulation, and Water and are included as conditions of approval. **County File Number: SUB2004-00281.** Assessor Parcel Number: 091-327-076. Supervisorial District: 4. Date Accepted: April 21, 2005.

Brian Pedrotti: Planning Staff, request this item be continued to February 6, 2006.

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Matter is fully discussed, and thereafter, on motion of Mr. Marshall, seconded by Mr. Nall, and unanimously carried, this board continues the above item to February 6, 2006.

Planning Staff Update

- a. Discussion regarding the ability to add new conditions to Time Extensions

John Euphrat: comments on the ability to add new conditions to Time Extensions.

Ms. Arlin-Genet: add standard language modification to time extensions that state that other requirements apply due to a state law.

Jim Orton: County Counsel, states the board is allowed to either approve or deny a time extension request. You need to notice the project if you want to add changes to the project.

James Caruso: Planning Staff, asks what type of conditions can be added. You must have bases to add changes.

Jim Orton: County Counsel, any new state law must be observed, so you do not need to add a new condition.

Jim Orton: County Counsel, any new state law must be observed with a vesting map

James Caruso: does the Conditional Use Permit allow for changes with Mr. Orton responding you would have more authority.

- b. Discussion regarding smart growth plan and countywide ordinances that impact the Subdivision Review Board

John Euphrat request staff to continue item b to the March 6, 2006 SRB hearing.

There being no further business, the meeting is adjourned.

Respectfully submitted

Eleanor Porter, Secretary
County Subdivision Review Board

